



Community & Economic Development Department

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Planning Division

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan State Clearinghouse No. 2016031001

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Riverside, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2016031001, for the project as described below.

PROJECT TITLE: Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan

PROJECT LOCATION: The 50.85-acre Project site is located within the Canyon Springs Business Park Specific Plan in Riverside, California, approximately 0.2 mile east of Interstate 215 (I-215) and approximately 0.3 mile south of State Route 60 (SR-60). The Project site is generally located west of Day Street and north of Eucalyptus Avenue, adjacent to the City of Moreno Valley.

PROJECT DESCRIPTION: The proposed Project is for the development of a new Healthcare Campus on a 50.85 acre Project site is comprised of these three sites (Sites A, B, and C,) described below.



Site A: A 10.45-acre site, located at the southeast corner of Valley Springs Parkway and Corporate Center Place is proposed to be developed as a senior housing facility with an approximately 375,000-square-foot, three-story, 234-unit senior “age-restricted” multi-family housing facility.

Site B: A 10.27-acre site, located at the northeast corner of Gateway Drive and Canyon Park Drive is proposed to be developed as an independent living/memory care, assisted living, and skilled nursing facility comprised of approximately 310,200-square-feet, three-story's, and 267 units.

Site C: A 30.13-acre site, located at the southeast corner of Valley Springs Parkway and Gateway Drive is proposed to be developed with a 280-bed, 5-story hospital, 5 Medical Office Buildings totaling approximately 370,000 square-feet, a central energy plant, and two parking structures.

The proposed Project includes the following discretionary actions by the City: (1) a Specific Plan to create the new Canyon Springs Healthcare Campus Specific Plan, and a Specific Plan Amendment to remove a 50.85 acre Project Site from the CSBPSP - Canyon Springs Business Park Specific Plan (P14-0294); (2) a General Plan Amendment amending the Land Use Designation of the project site from C-Commercial to CSHCSP - Canyon Springs Healthcare Campus Specific Plan (P16-0497); (3) a Zoning Code Amendment to rezone the project site from CR-SP – Commercial Retail and Specific Plan (Canyon Spring Business Park) Overlay Zones and O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones to CSHCSP - Canyon Springs Healthcare Campus Specific Plan (P14-0297); and (4) the Certification of the Environmental Impact Report (P14-0295).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The Draft EIR determined that the following issue areas have potentially significant environmental impacts that will be mitigated to a level below significance: Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Utilities and Service Systems, and Energy Conservation. Finally, the Draft EIR determined that even with feasible mitigation measures the proposed Project would result in significant impacts to Air Quality and Transportation/Traffic that cannot be mitigated to below a level of significance. As a result, adoption of a Statement of Overriding Considerations will be required in order for the Project to be approved.

PUBLIC REVIEW PERIOD: As mandated by State Law, the minimum public review period for this document is 45 days. As a result, the Draft EIR is available for public review and comment beginning Saturday, July 8, 2017 and ending Tuesday, August 22, 2017. The City of Riverside as the Lead Agency, will provide an electronic copy of the Draft EIR, and it will be made available on the City's website: <https://riversideca.gov/static/planning/>. A copy of the Draft EIR is also available for public review at Riverside City Hall, Community & Economic Development Department, Planning Division, 3900 Main Street, Third Floor, Riverside, CA 92522, the Riverside Main Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501, and Riverside Public Library, Orange Terrace Branch, 20010-B Orange Terrace Parkway, Riverside, CA 92508.

Responses to this Draft EIR should be sent to Sean Kelleher, Associate Planner, no later than Tuesday, August 22, 2017 at the following address:

LEAD AGENCY:

City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522
Attn: Sean Kelleher, Associate Planner
(951) 826-5712
skelleher@riversideca.gov

PUBLIC HEARING: A Public Hearing before the Planning Commission has been scheduled for September 7, 2017 at 9:00 a.m. to consider recommendations to the City Council for certification of the EIR and approval of the proposed project.

Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

HAZARDOUS MATERIALS STATEMENT: The applicant has certified that the project site is not a listed toxic site pursuant to Government Code Section 65962.5.

NOTES: *It should be noted that this project has been found to be consistent with the March Air Force Base / Inland Port Airport Land Use Compatibility Plan by the Riverside County Airport Land Use Commission. In addition, Tribal Consultations have been conducted.*